



**CITY OF LODI
COUNCIL COMMUNICATION**

AGENDA TITLE: Discuss and Provide Direction on Future Development of Roget Park Located at 2229 Tienda Drive

MEETING DATE: February 21, 2007

PREPARED BY: Parks and Recreation, Public Works and Community Development Directors

RECOMMENDED ACTION: Discuss and provide direction on future development of Roget Park located at 2229 Tienda Drive.

BACKGROUND INFORMATION: On December 17, 1993, a 4.64-acre parcel located on the north side of Tienda Drive and immediately east of the Target shopping center was donated by the late Dr. Gordon Boyd Roget to be developed as a "passive use park".

Subsequently, an adjacent parcel on the west (3.39 acres) was purchased by the City to add to the park. In 2000, Council directed staff to develop a park design and concept plan for Roget Park. Following Parks and Recreation Commission review, on May 16, 2001, the City Council approved the site master plan and authorized test well drilling on the site (Exhibit A). (Note that the test well indicated the site is not suitable for a municipal well and the plan should be revised to eliminate the well.) The plan includes a new street in accordance with the Street Master Plan, extending northerly from Tienda Drive that would eventually connect to Interlaken Drive and possibly Lower Sacramento Road. Over the years, adequate funding has not been available to develop the park as planned. Park staff has abated the weeds and removed trash as needed on the property. The property is presently signed "unavailable to public access or public use".

On September 14, 2006, the City received a letter (Exhibit B) from Dr. Gordon Bruce Roget in which he expressed concern that the "passive use park" had not been developed. Dr. Roget requested that a park of simple design be developed immediately or that the City consider returning the parcel to the Roget Family Trust. The Parks and Recreation Commission at its October 3, 2006, meeting, voted to recommend to the Council that the donated portion of the park be developed as a passive park and that the City-purchased portion be sold with the proceeds dedicated to development of the park.

On January 17, 2007, staff presented the Commission recommendation and options to the Council. The minutes from that item are attached (Exhibit C). Generally, the options are:

Option No. 1: Develop the full 8-acre park and street in accordance with the Master Plan previously approved by the Council. Estimated capital cost is roughly \$1.5 million, including street, underground utilities, sidewalks, curb and gutter improvement costs. This cost is included in the City's Parks and Recreation Impact Mitigation Fee Program. A subset of this option would be to develop the park in stages, starting with the donated parcel and later develop the purchased portion along with the street extension.

APPROVED: _____

Blair King, City Manager

Option No. 2: Per the Commission's recommendation, pursue sale of all or a portion of the westerly parcel and develop the remaining park parcel. Capital costs for the park portion (without the street) are roughly \$600,000. The street, including utilities, will cost roughly \$500,000. The retail value of the "for-sale" portion(s) is in the \$1.5 to \$2 million range. It appears there may be enough value in the land to cover the cost of building the street and park, pay City fees and provide a return on investment. A portion of the purchased property could be retained to provide better access and visibility to the park. This option could be accomplished in a number of ways:

- a) The City could retain a consultant to design the combined project and present the Council with various alternatives and following selection, sell the "surplus" property and use the proceeds to develop the park. This would also mean going through the legal steps to declare the property as surplus, notifying various agencies, etc.
- b) The City could develop goals for the property, issue a Request for Proposals from qualified developers to design the project and make proposals, select a proposal and enter into a contract for the project. This would, in effect, be a joint development project and could be accomplished through a development agreement. The agreement could provide for the developer to build the park or pay the City to build the park or a combination of both.

Option No. 3: Leave parcel in an "as is" condition and return the 4.64-acre parcel to the Roget Family Trust. Sell the City-owned 3.39 acres abutting the Roget parcel and the Target center. The revenue would need to go back to the Park IMF fund and would amount to roughly \$850,000 to \$1 million.

Since only three Council members were present at the meeting, the item was rescheduled. The discussions included consideration of moving the North-South street and prospective uses of the surplus property. While no decision was made at the January meeting, the consensus of the three members seemed to be that some park should be developed and some opportunity to develop revenue for parks should be pursued. This is essentially Option 2.

Pursuing either Option No. 1 or No. 3 is fairly straightforward. Pursuing Option No. 2 involves development of goals and criteria, as well as determining which way to proceed. There are a large number of alternatives that could be considered for developing a combined project. Some of the variables include:

- Land Use – Should the development be commercial (which would require a rezone) or residential, and if so, should it be restricted to senior housing?
- Assuming residential, should the development be single-family/duplex dwellings or should other attached housing be considered (or some combination – note that the portion north of the street could be done differently from the portion adjacent to the Target store).
- Location of the North/South Street – Should development front or back up to the park, or be varied or should we leave that choice open to project developers? Note that moving the street from the western alignment will necessitate some utility relocation.
- Size of the Park – Should it be just the donated parcel or include some portion of the City-purchased property? Having some portion of the north end of the park extend to the west would improve access and visibility from the street.

Some of these variables are illustrated in the attached Concept Plans:

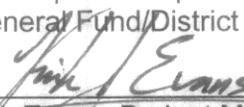
- Concept A shows the street located next to Target with lots on the City-purchased parcel backing up to the donated parcel. Given the East-West dimension of the City-purchased parcel, the lots are very large. A variety of other lot configurations could be developed to provide higher density or the park could be made wider.

- Concept B shows the same street layout, but fewer lots and the park extended to the street along the north to provide better park visibility and access. Again, alternate lot/density layouts are possible. Potentially, one lot could be created at the northwest corner without impairing visibility as shown with the dashed line.
- Concept C again shows the same street and park layout, but instead of large lots, the for-sale space is left open. The lot is subdivided in a variety of configurations or developed with condominiums or some type of clustered housing.
- Concept D moves the street easterly to the donated parcel and the lots back-up to Target. As in Concept A, a variety of other lot configurations could be developed or the park could be made wider.
- Concept E is the same street layout as C, but the "for sale" property is left as two large parcels that could be developed as in Concept C. Or, the smaller parcel at the north could be developed with more traditional single-family lots as in Concept D. Also, the street could be centered on the west parcel line of the donated parcel which would slightly increase the area of the large "for sale" parcel. This would slightly reduce the area of the park, but since the street is providing direct access to the park, this is a reasonable and appropriate use of the property.

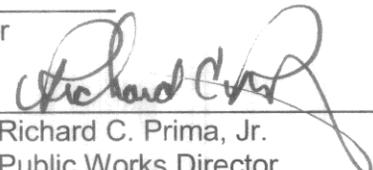
The point of presenting these concepts is not to make a final decision on any particular layout; they are presented to illustrate the design variables described above if Option 2 is selected. If Council selects Option 2, staff recommends that we develop our goals with minimal specific criteria Council believes is important and proceed as described in Option 2b. Staff suggests that if we are to seek a developer to carry out a project, we should give them as much flexibility as possible to be creative with the goal of meeting the City's objectives and provide revenue to the City. Staff will present at the meeting, a listing of possible goals to help focus the discussion to reach consensus and give direction for seeking development proposals.

FISCAL IMPACT: One-time costs/revenue (construction/sale proceeds) is described above in the Options. Ongoing maintenance cost of the park is of concern. Annual maintenance costs will range from \$68,000 for the full park (Option 1) with typical park amenities (restroom, turf, play structures, etc.) down to \$25,000 for a passive park without most of these amenities. Assuming any newly-developed lots in the area are included in a maintenance district, annual revenue from the district would run from about \$1,000 for just the "for-sale" portion to \$3,500 if future development to the west is included since most of the neighboring residential area is already developed. It is possible that an agreement to develop a project under Option 2b could provide additional funds that could be set aside for maintenance.

FUNDING AVAILABLE: Development Impact Mitigation Fee account (Capital costs)
General Fund/District (operational costs)


Kirk Evans, Budget Manager


Tony C. Goehring
Parks and Recreation Director


Richard C. Prima, Jr.
Public Works Director

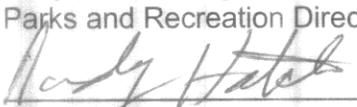

Randy Hatch
Community Development Director

Exhibit A

CONCEPTUAL
MASTER PLAN

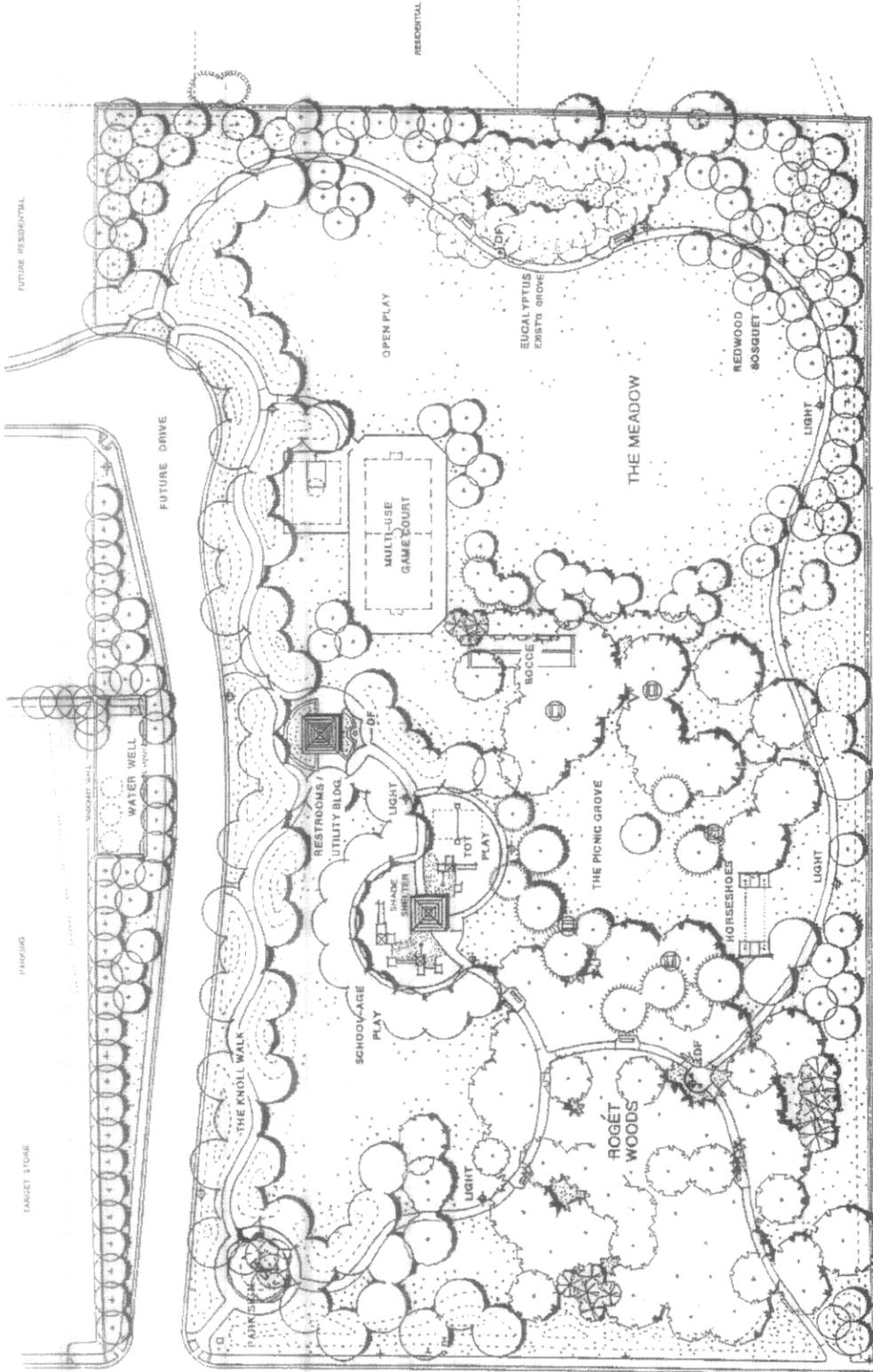
NOVEMBER 2000

PRELIMINARY
ALTERNATE A

City Council
APPROVED - May 14, 2001

Rogét Neighborhood Park

City of Lodi California
Lawrence A. Nordstrom, ASLA Landscape Architect



LOGO PART
ILLUSTRATION

Exhibit B

Gordon Bruce Roget
510 S. Fairmont Ave.
Lodi, CA 95240
334-4975

September 13, 2006

City of Lodi
Dept. of Parks and Recreation
ATTN: Mr. Tony Goehring
Via fax 209.333.0162

Dear Mr. Goehring:

My father died 14 years ago. He donated a park that was nearly finished, in that he wanted it to be a wild area. Mr. Petersen felt that the parcel was too small for a park, especially if it was not to be developed. Therefore (as I understand it), an essentially equal size parcel of contiguous bare land to the west was acquired from the Dunscomb family. The ensemble was to become Roget Park when money had been raised from fees coming from the Kirst development to the east.

Well, that development is essentially complete and there is still no Roget Park. When I spoke to you approximately two years ago, you told me that there was no money available in the foreseeable future to do anything further about Roget Park.

Now Ed DeBenedetti has called me to inquire about allowing the city to sell the parcel my father donated, and use the money for the Lodi Grape Bowl restoration project. I can assure you that it was my father's intent to donate a park, not donate money to get his name on something.

It's time to make a Park, even if it's not a typical one. You need to take down the No Trespassing signs and put up the one I've attached. Put garbage cans at every corner and arrange for them to be emptied. Inform the Police Department of the change in status of the parcel and ask them to patrol it. Inform your liability carrier if you need to. Continue to take care of it just as you have for the last 14 years, except don't plow under the California Poppies when they come up in the open space in the back.

I have also attached (or will shortly send) a copy of the original grant deed. The terms of the deed have not been met for a day since the grant was made. Should you fail to comply with the above request within 60 days, I will undertake action on behalf of Nancy Roget to have the parcel returned to her. It will make quite a story for the Lodi News Sentinel, I'm sure, and the people of Lodi will be disappointed with your failure to act.

We're serious. Sincerely,



Gordon Roget

- K-2 "Discuss and Approve the Revised Design and Conceptual Plan for Roget Park, a 4.64-Acre Parcel Located at 2229 Tienda Drive, as Recommended by the Parks and Recreation Commission"

City Manager King briefly introduced the subject matter of a design and conceptual plan for Roget Park.

Parks and Recreation Director Tony Goehring provided a presentation regarding Roget Park, specifically discussing proposed development options, chronological history, Census map and figures, acreage available for project development, proposed conceptual site plans for master planned park, development costs, and correspondence from Dr. Roget. Mr. Goehring stated options include building the original park design at \$1.7 million, developing the vanilla park design at \$545,000, or/or giving a portion of the property back to the Roget family and selling the remainder. Mr. Goehring stated the Parks and Recreation Commission approve of the vanilla park design and that fiscal impacts associated with the mitigation fee and department line item budgeting have not been reviewed in detail.

Council Member Hitchcock suggested including the 3.39 acres in the vanilla park plan. She also expressed concerns regarding frontage of curb, gutter, and sidewalk, narrow access for police response, building a road on the side of the park, and houses fronting the park for security purposes.

In response to Mayor Johnson, Steve Virrey, Park Project Coordinator, stated Roget Park is 251 feet in width and Century Meadows Park is a close comparison to the proposed Roget Park.

City Manager King stated the City Council can pursue a variety of options for property across the park including senior housing, single-family detached homes, and mixed uses. He stated there are options to surplus the property, which may require a review of demographic and statistical census information. Mr. Prima stated there are a variety of options available with road development as well.

Mr. Goehring stated 130 letters were sent to surrounding neighborhoods and few responses were received.

PUBLIC COMMENTS:

Randy Snider, representing the neighbors backing up to the proposed park on Brittany Lane, spoke in favor of the vanilla park development, stating his opposition to the sale of the property due to the size of the lot.

Council Member Hitchcock expressed interest in senior housing to allow for street visibility for a proposed park.

Discussion ensued between Mayor Johnson and Public Works Director Prima regarding zoning and the potential location of a proposed road.

In response to Council Member Hitchcock, City Manager King stated there may be an opportunity for revenue in connection with the development of the park through the sale of the 3.39 acres or a senior housing development across from the proposed park.

Discussion ensued between Council Member Hitchcock and City Manager King regarding the value of the proposed surplus property, senior housing and single-family residence development in the area, park impact fees, and ongoing costs associated with maintenance for the proposed park.

Mayor Johnson stated funds generated in connection with Parks and Recreation should remain with the same and inquired about a motion to approve Option 2 with a minimal park, selling the proposed surplus property, and giving the remaining funds to Parks and Recreation.

Council Member Hitchcock stated she could support a motion with a street next to the park and limit development to senior housing only.

Discussion ensued between Mayor Johnson, Council Member Hitchcock, City Manager King, and Public Works Director Prima regarding backing potential residential uses to the Target shopping center.

Council Member Katzakian stated he agreed that money should be put back into Parks and Recreation.

City Manager King stated park impact fees must be used for the same and suggested tabling the matter while staff conducts further research so that a full Council can consider and make a decision on the project.

MOTION / VOTE:

The City Council, on motion of Council Member Hitchcock, Katzakian second, tabled the subject matter until such time as all Council Members could be present. The motion carried by the following vote:

Ayes: Council Members – Hitchcock, Katzakian, and Mayor Johnson

Noes: Council Members – None

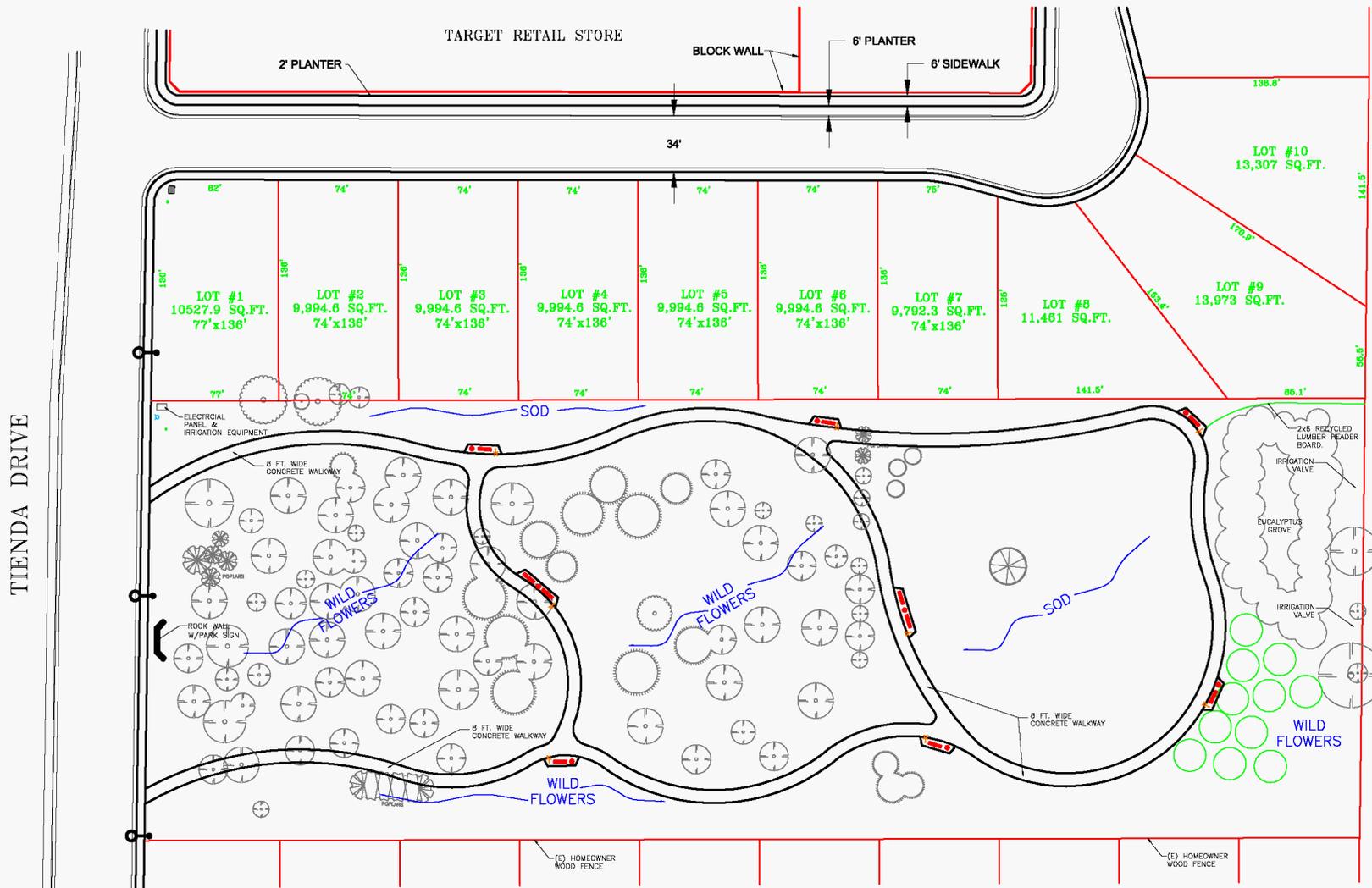
Absent: Council Members – Hansen and Mounce



CITY OF LODI

PUBLIC WORKS DEPARTMENT

Roget Park Concept A



TIENDA DRIVE



ROGET PARK - Concept "A"

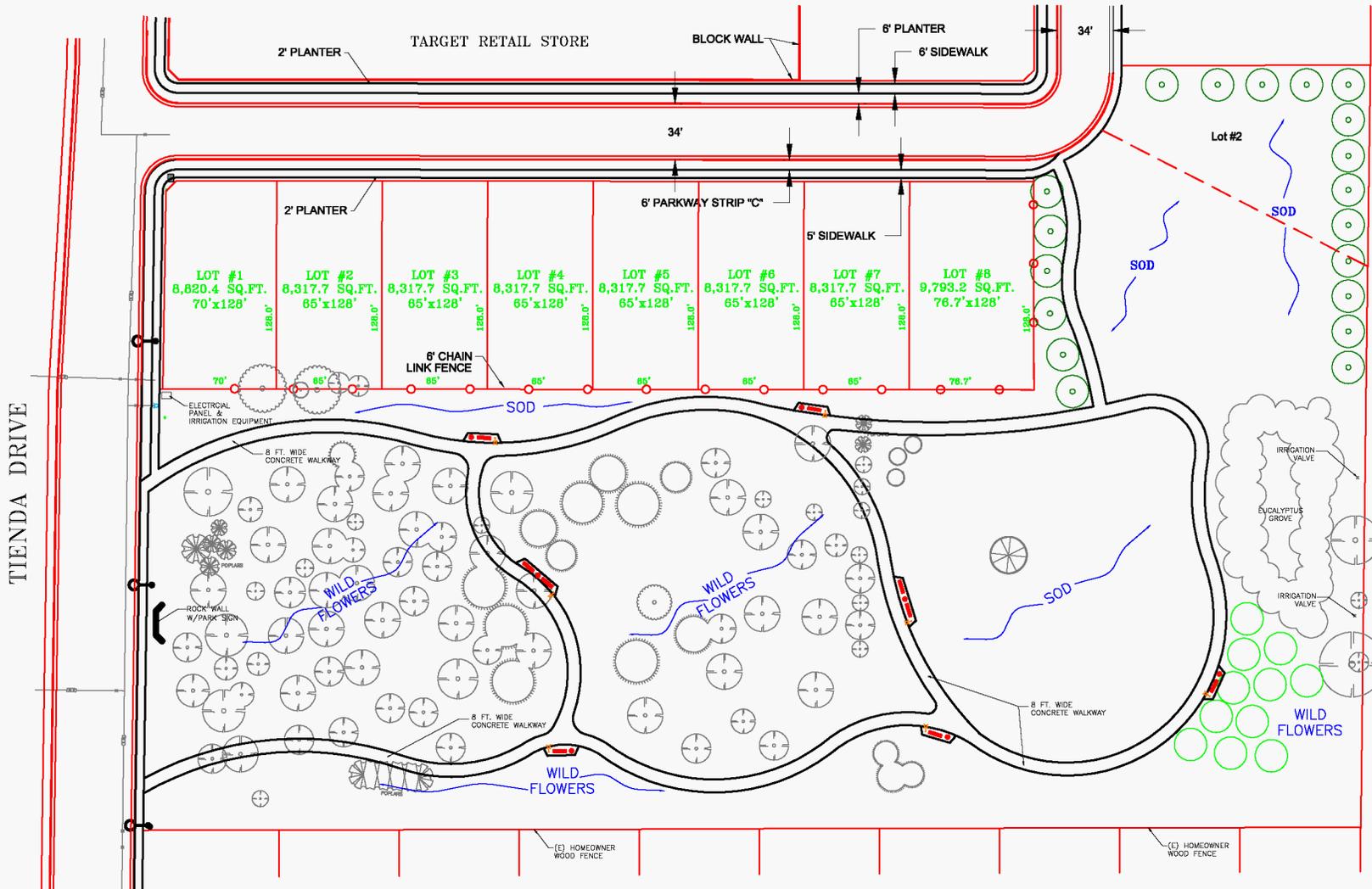
SCALE: 1"=100'



CITY OF LODI

PUBLIC WORKS DEPARTMENT

Roget Park Concept B



TIENDA DRIVE



ROGET PARK - Concept "B"

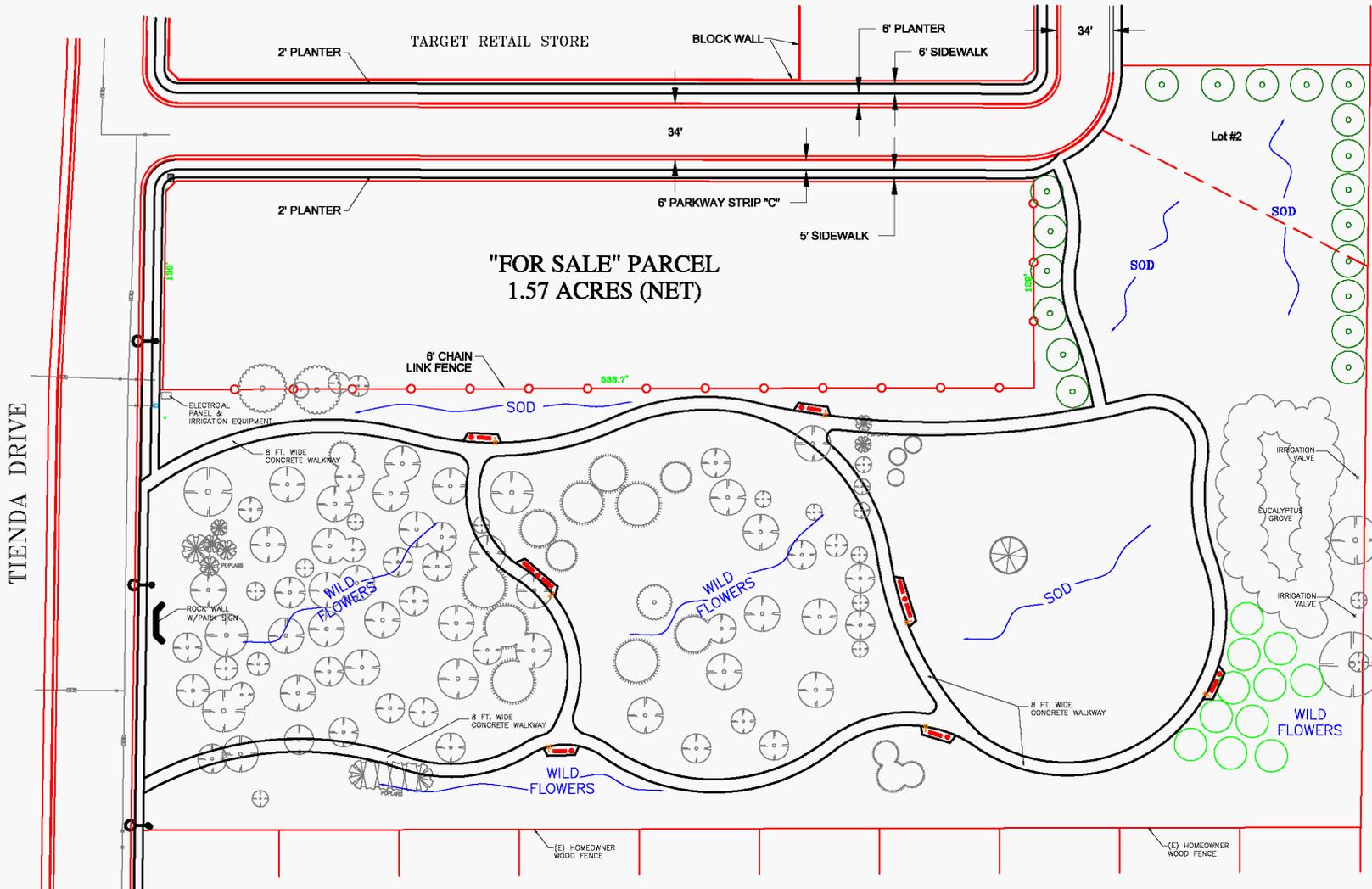
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CITY OF LODI

PUBLIC WORKS DEPARTMENT

Roget Park Concept C



ROGET PARK - Concept "C"

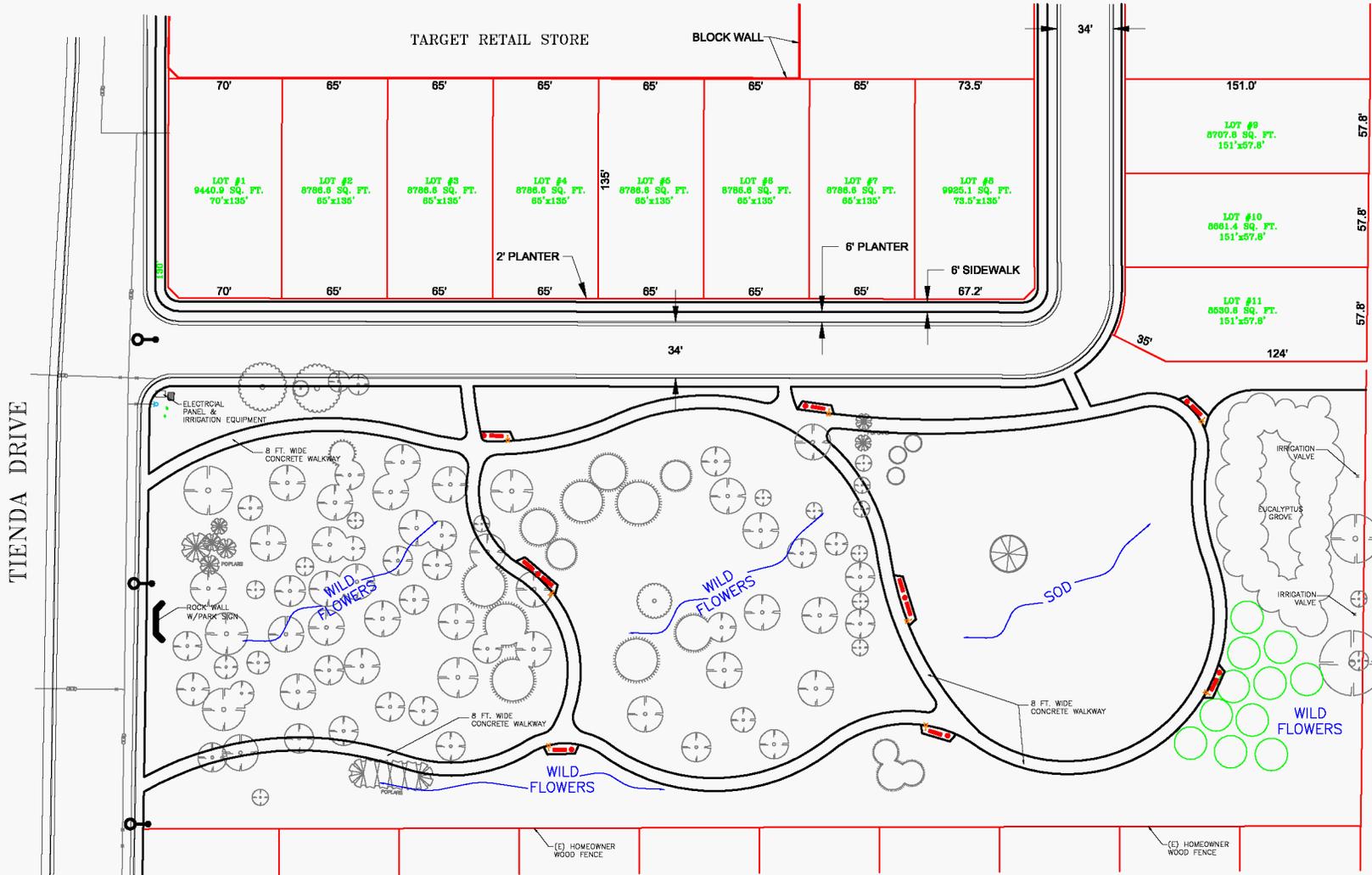
SCALE: 1"=100'



CITY OF LODI

PUBLIC WORKS DEPARTMENT

Roget Park Concept D



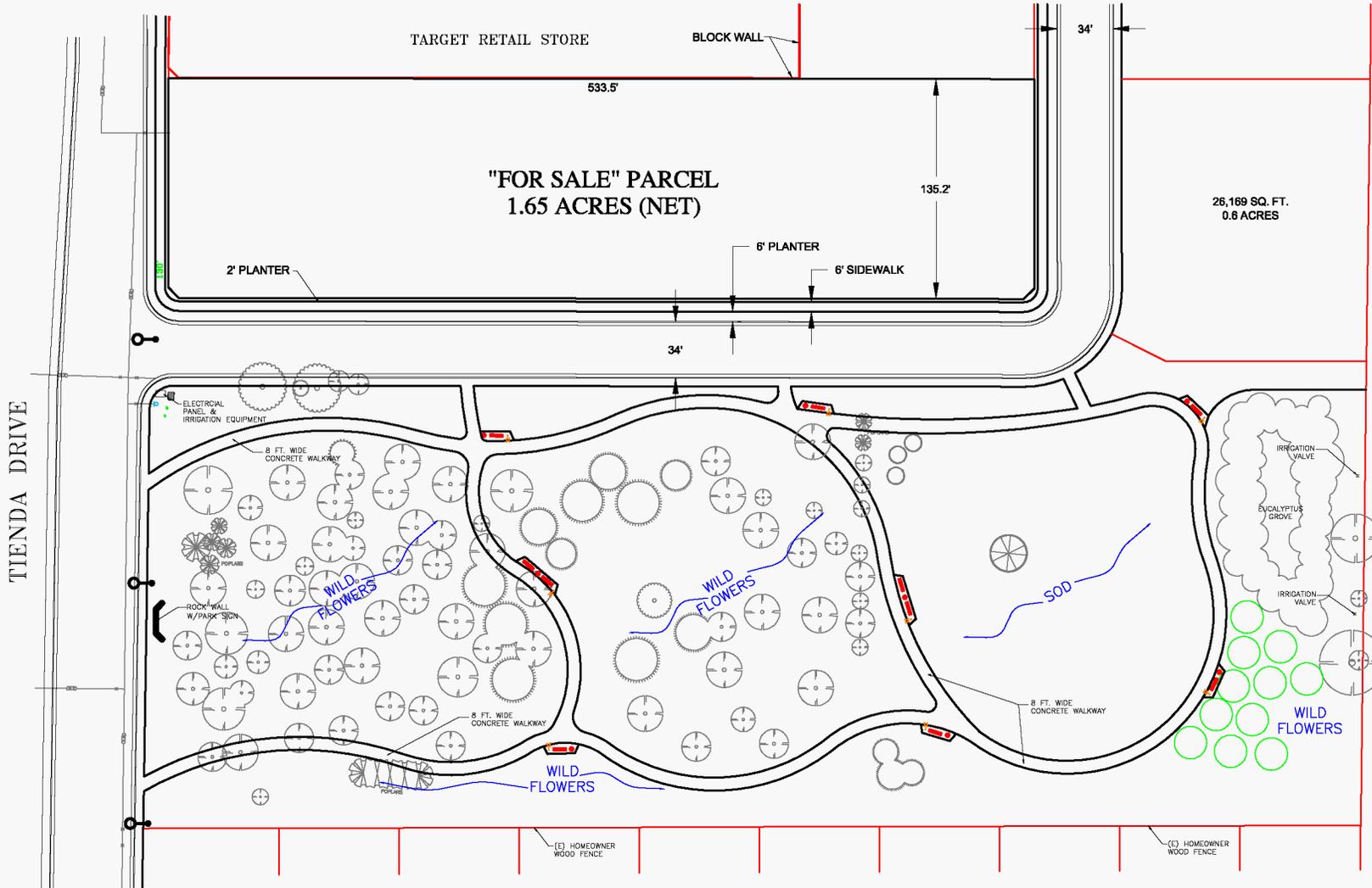
ROGET PARK - Concept "D"
SCALE: 1"=100'



CITY OF LODI

PUBLIC WORKS DEPARTMENT

Roget Park Concept E



26,169 SQ. FT.
0.6 ACRES

TIENDA DRIVE



ROGET PARK - Concept "E"
SCALE: 1"=100'

CITY COUNCIL

BOB JOHNSON, Mayor
JOANNE L. MOUNCE
Mayor Pro Tempore
LARRY D. HANSEN
SUSAN HITCHCOCK
PHIL KATZAKIAN

CITY OF LODI

PUBLIC WORKS DEPARTMENT

CITY HALL, 221 WEST PINE STREET
P.O. BOX 3006
LODI, CALIFORNIA 95241-1910
(209) 333-6706
FAX (209) 333-6710
EMAIL pwdept@lodi.gov
<http://www.lodi.gov>

BLAIR KING
City Manager
RANDI JOHL
City Clerk
D. STEVEN SCHWABAUER
City Attorney
RICHARD C. PRIMA, JR.
Public Works Director

February 16, 2007

Concerned Parties

Mailing List Attached

SUBJECT: Discuss and Provide Direction on Future Development of Roget Park
Located at 2229 Tienda Drive

Enclosed is a copy of background information on an item on the City Council agenda of Wednesday, February 21, 2007. The meeting will be held at 7 p.m. in the City Council Chamber, Carnegie Forum, 305 West Pine Street.

This item is on the regular calendar for Council discussion. You are welcome to attend.

If you wish to write to the City Council, please address your letter to City Council, City of Lodi, P. O. Box 3006, Lodi, California, 95241-1910. Be sure to allow time for the mail. Or, you may hand-deliver the letter to City Hall, 221 West Pine Street.

If you wish to address the Council at the Council Meeting, be sure to fill out a speaker's card (available at the Carnegie Forum immediately prior to the start of the meeting) and give it to the City Clerk. If you have any questions about communicating with the Council, please contact Randi Johl, City Clerk, at (209) 333-6702.

If you have any questions about the item itself, please call me at (209) 333-6759.

P. Prima

for: Richard C. Prima, Jr.
Public Works Director

RCP/pmf

Enclosure

cc: City Clerk

| NAME | ADDRESS | CITY |
|------------------------------|--------------------|-----------------|
| GARY ROSENE | 2336 BRITTANY LN | LODI CA 95242 |
| JOHN & JODIE SNIDER | 2328 BRITTANY LN | LODI CA 95242 |
| R BRANDON RANKIN III | 2320 BRITTANY LN | LODI CA 95242 |
| ROGER & L TRS VINCENT | 2319 BRITTANY LN | LODI CA 95242 |
| NANCY S HAMMOND | 2327 BRITTANY LN | LODI CA 95242 |
| JAMES & HEIDI WILLIAMS | 2335 BRITTANY LN | LODI CA 95242 |
| MARTIN & LISA LEARY | 2343 BRITTANY LN | LODI CA 95242 |
| KEITH & CAROL SELLESETH | 2350 ST ANTON DR | LODI CA 95242 |
| MICHELE A WAKEHAM | PO BOX 22054 | CARMEL CA 93922 |
| KENNETH & M L CANTRELL | 2334 ST ANTON DR | LODI CA 95242 |
| CAROL E ASHCROFT | 2326 ST ANTON DR | LODI CA 95242 |
| LAVERNE H AVILA | 2318 ST ANTON DR | LODI CA 95242 |
| RICHARD & GAYLENE ENTZI | 2344 BRITTANY LN | LODI CA 95242 |
| GREGORY & SUZANNE BURNS | 2112 ST ANTON DR | LODI CA 95242 |
| DONALD & JOAN BRYANT | 1105 HEIDELBERG WY | LODI CA 95242 |
| ALAN & LEANNE GOLDHAHN | 1102 CHATEAU CT | LODI CA 95240 |
| DONALD & K B JONES | 1110 CHATEAU CT | LODI CA 95242 |
| STEPHEN & JOLIE RUIZ | 1118 CHATEAU CT | LODI CA 95242 |
| VICKI PARKER | 1126 CHATEAU CT | LODI CA 95242 |
| GRANT & KARIN ROGERO | 1134 CHATEAU CT | LODI CA 95242 |
| JOHN & DEBORAH DEMSHAR | 1142 CHATEAU CT | LODI CA 95242 |
| JOSEPH & MARYBETH HANDEL | 1133 CHATEAU CT | LODI CA 95242 |
| JOHN & MARCIA FITZGERALD | 1117 CHATEAU CT | LODI CA 95242 |
| KELLI PAGE | 1109 CHATEAU CT | LODI CA 95242 |
| WILLIAM & JACKIE MCCAMMON | 1101 CHATEAU CT | LODI CA 95242 |
| W TROY BECKMAN | 1115 HEIDELBERG WY | LODI CA 95242 |
| GEORGE & MARIE KANEKO | 1127 HEIDELBERG WY | LODI CA 95242 |
| JAMES & DEBORAH BAUMBACH | 1139 HEIDELBERG WY | LODI CA 95242 |
| DAVID & BRENDA AKIN | 1151 HEIDELBERG WY | LODI CA 95242 |
| DAVID & TERESA CABRAL | 1150 HEIDELBERG WY | LODI CA 95242 |
| FRANK & GAIL CUNNINGHAM | 1138 HEIDELBERG WY | LODI CA 95242 |

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| BRIAN CRAWFORD | 1126 HEIDELBERG WY | LODI CA 95242 |
| DEAN ROBINSON | 1114 HEIDELBERG WY | LODI CA 95242 |
| DENNIS PERAK | 2104 ST ANTON DR | LODI CA 95242 |
| ARTHUR JAMES BEESKAU | 1121 GENEVA LN | LODI CA 95242 |
| RAMON & MARY FUENTES | 1133 GENEVA LN | LODI CA 95242 |
| RODNEY & PENNY LAWLEY | 2058 PETERSBURG WY | LODI CA 95242 |
| AHMED & WENDY AL HOMOUD | PO BOX 1808 | WOODBIDGE CA 95258 |
| LA NELL ESCALANTE | 2034 PETERSBURG WY | LODI CA 95242 |
| MARK & TAMMI RIZZOLO | 1155 VIENNA DR | LODI CA 95242 |
| WILLIAM D SEIDLITZ | 1160 VIENNA DR | LODI CA 95242 |
| RICHARD E PAULL | 1150 VIENNA DR | LODI CA 95242 |
| PAUL & MARIA GULOTTA | 1140 VIENNA DR | LODI CA 95242 |
| BRUCE RONALD PARDELLA | 1130 VIENNA DR | LODI CA 95242 |
| J KENNETH & LINDA MEYERS | 1120 VIENNA DR | LODI CA 95242 |
| GORDON CERVO | 1048 VIENNA DR | LODI CA 95242 |
| DAVID A & RUTHIE A MAGGETTI | 1050 GENEVA LN | LODI CA 95242 |
| MARK & LAUREN ROE | 5325 BLACKHAWK DR | DANVILLE CA 94506 |
| EVANS R & PAMELA HAMMOND | 2029 PETERSBURG WY | LODI CA 95242 |
| RAYMOND & DONNA LILLEY | 2019 PETERSBURG WY | LODI CA 95242 |
| MARY L MCCOMB | 1117 VIENNA DR | LODI CA 95242 |
| LAP C & YEE C WONG | 1051 VIENNA DR | LODI CA 95242 |
| A FRED & G CAMY BAKER | PO BOX 1510 | LODI CA 95241 |
| HELEN ARCHIBALD | 10711 THORNTON RD #115 | STOCKTON CA 95209 |
| KENNETH & NANCY HYSKE | 14200 N CURRY AVE | LODI CA 95240 |
| BRUCE & LINDA CAMPER | 1263 HEIDELBERG WY | LODI CA 95242 |
| HOWARD & MARY WEBB | 1255 HEIDELBERG WY | LODI CA 95242 |
| MONTY L & SUSAN KAY ZORB | 1247 HEIDELBERG WY | LODI CA 95242 |
| DOUGLAS & SUSAN LARSSON | 1239 HEIDELBERG WY | LODI CA 95242 |
| VICTOR & ADRIANA SCHUH | 1231 HEIDELBERG WY | LODI CA 95242 |
| RONALD & BARBARA WINTERS | 1223 HEIDELBERG WY | LODI CA 95242 |
| LODI DEVELOPMENT INC | 1420 SOUTH MILLS AVE | LODI CA 95242 |

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|-----------------------------|--------------------|----------------------|
| JON T & WENDY M OKUHARA | 1167 HEIDELBERG WY | LODI CA 95242 |
| LYMAN M & LING K CHANG | 1159 HEIDELBERG WY | LODI CA 95242 |
| EUGENIO F & TERESITA REYES | 1349 MOKELUMNE DR | ANTIOCH CA 94509 |
| LOWELL B & VIOLET FLEMMER | 2031 BERN WY | LODI CA 95242 |
| BRENT & SHARON FLEMMER | 2023 BERN WY | LODI CA 95242 |
| RICHARD & ROSANNE CHRISTIE | 2015 BERN WY | LODI CA 95242 |
| DAVID & DOLORES PRUDHEL | 1202 SALZBURG LN | LODI CA 95242 |
| STEVEN A & ROBIN L WOOD | 1216 SALZBURG LN | LODI CA 95242 |
| GLENN M & CYNTHIA A CLARKE | 1215 SALZBURG LN | LODI CA 95242 |
| WESLEY DALE & SHARON EMIG | 2030 BERN WY | LODI CA 95242 |
| JON GREGORY & MINAJAY LEE | 2038 BERN WY | LODI CA 95242 |
| ANTHONY L RANTZ | 1220 HEIDELBERG WY | LODI CA 95242 |
| VIRGIL W & CARLA J ASHBAUGH | 1228 HEIDELBERG WY | LODI CA 95242 |
| JEFFREY G & CHRISTA STEELE | 1236 HEIDELBERG WY | LODI CA 95242 |
| DAVE D ROBINSON | 1244 HEIDELBERG WY | LODI CA 95242 |
| MICHAEL V & SUSAN A THOMAS | 1252 HEIDELBERG WY | LODI CA 95242 |
| MARC & LAURA WEISMAN | 1260 HEIDELBERG WY | LODI CA 95242 |
| RAMON & TRACY FERNANDEZ | 1245 SALZBURG LN | LODI CA 95242 |
| JOHN & VICKI FITZHUGH | 1239 SALZBURG LN | LODI CA 95242 |
| RICHARD & LILLI HENRICKSEN | 1233 SALZBURG LN | LODI CA 95242 |
| RICHARD & NOELLA ERICHSON | 1227 SALZBURG LN | LODI CA 95242 |
| MICHAEL & DEBRA GEORGUSON | 1221 SALZBURG LN | LODI CA 95242 |
| NICK & RUTH OLGA KYRIAKIS | 1088 GULL AVE | FOSTER CITY CA 94404 |
| PETE & BONNIE SILVANI | 9317 THORNTON RD | STOCKTON CA 95209 |
| ROGER & LINDA BARKER | 1234 SALZBURG LN | LODI CA 95242 |
| WESLEY & ALENE HASHIMOTO | 1240 SALZBURG LN | LODI CA 95242 |
| NANCY JOANNE WALL | 1246 SALZBURG LN | LODI CA 95242 |
| DAVID & RACHEL VERA | 1227 VIENNA DR | LODI CA 95242 |

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|----------------------------------|------------------------------|-------------------|
| DOUGLAS & HOLLI EDDY | 1219 VIENNA DR | LODI CA 95242 |
| STEVEN & CHARLENE ROSTOMILY | 1211 VIENNA DR | LODI CA 95242 |
| PAUL & LYNETTE HALEY | 1203 VIENNA DR | LODI CA 95242 |
| YEN MING & HSIUFEN CHANG | 1195 VIENNA DR | LODI CA 95242 |
| RODNEY & JAYNIE GAINES | 1187 VIENNA DR | LODI CA 95242 |
| RICHARD & SHELLEY TOY | 1179 VIENNA DR | LODI CA 95242 |
| ELMER J SANGUINETTI | 10654 PLEASANT VALLEY CIR | STOCKTON CA 95209 |
| BLAIR & NANCY KING | 1163 VIENNA DR | LODI CA 95242 |
| PHILIP & JULIE VAZ | 1168 VIENNA DR | LODI CA 95242 |
| NANCY JEAN SCHRADER | 1192 VIENNA DR | LODI CA 95242 |
| JOHN & KIMBERLY TETZ | 1176 VIENNA DR | LODI CA 95242 |
| CRAIG & TERRI BOTTKE | 1200 VIENNA DR | LODI CA 95242 |
| PETER F WOODS | 1184 VIENNA DR | LODI CA 95242 |
| HARRY M JYONO | 1208 VIENNA DR | LODI CA 95242 |
| MICHAEL & NICOLE WEST | 1216 VIENNA DR | LODI CA 95242 |
| BDC LODI PLAZA | 100 SWAN WY #206 | OAKLAND CA 94621 |
| LODI RETIREMENT RESIDENCE | PO BOX 14111 | SALEM OR 97302 |
| CHURCH OF GOD 7TH DAY OF LODI | 2100 TIENDA DR | LODI CA 95242 |
| NOE LUNA | 1127 S MILLS AVE | LODI CA 95242 |
| HARVINDER & NITA SINGH | 1224 VIENNA DR | LODI CA 95242 |
| SAN JOAQUIN COUNTY OFFICE | PO BOX 213030 | STOCKTON CA 95213 |
| BRITTANY LLC | PO BOX 1510 | LODI CA 95241 |
| CLARENCE & LUELLE SEVERSON | 2050 TIENDA DR | LODI CA 95242 |
| DEREK ULMER | 1121 S MILLS AVE | LODI CA 95242 |
| JONATHAN & ALYSIA SMITH | 1232 VIENNA DR | LODI CA 95242 |
| LODI FIRST NAZARENE CHURCH | 2223 WEST KETTLEMAN LN | LODI CA 95242 |
| JOHN M JR & KERRY GIANNONI | 2960 APPLEWOOD DR | LODI CA 95242 |
| LELAND R KAMMERER | 1133 S MILLS AVE | LODI CA 95242 |
| JAMES O NEAL & JUDITH HUFFMAN | 1115 S MILLS AVE | LODI CA 95242 |
| RICHARD JOHN & JOYCE BRISTOW | 1107 S MILLS AVE | LODI CA 95242 |
| MILLSBRIDGE OFFICE | PO BOX 1598 | LODI CA 95241 |

| | | |
|----------------------------------|------------------|---------------|
| PARK WEST | | |
| MICHAEL D & DIANNA LONG | 1151 MILLS AVE | LODI CA 95242 |
| MICHELLE M LEMLEY | 1209 S MILLS AVE | LODI CA 95242 |
| RANDALL KUCHENBECKER | 1227 S MILLS AVE | LODI CA 95242 |
| MARIA RUIZ | PO BOX 910 | LODI CA 95241 |
| GAYLE W PLUMMER | 1101 S MILLS AVE | LODI CA 95242 |
| GREGORY & CINDY NELSON | 1139 S MILLS AVE | LODI CA 95242 |
| OLGA ISABEL ORAM | 1157 S MILLS AVE | LODI CA 95242 |
| ARTHUR & BARBARA JOHNS | 1215 MILLS AVE | LODI CA 95242 |
| EUGENE III & KRISTEN SCHENONE | 1305 S MILLS AVE | LODI CA 95242 |
| CHARLES KELLEY HAHN | 2017 TIENDA DR | LODI CA 95242 |
| JUNE MASUI | 1027 S MILLS AVE | LODI CA 95242 |
| JOHN L & JOYCE MARIE COSTA | 1145 S MILLS AVE | LODI CA 95242 |
| RICHARD & MARGARET ANAFORIAN | 1203 MILLS AVE | LODI CA 95242 |
| BRENT L & SHARON A FLEMMER | 2023 BERN WY | LODI CA 95242 |
| VINCENT HUNTER | 1311 S MILLS AVE | LODI CA 95242 |
| LLOYD & ELIZABETH KARGER | 1210 SALZBURG LN | LODI CA 95242 |

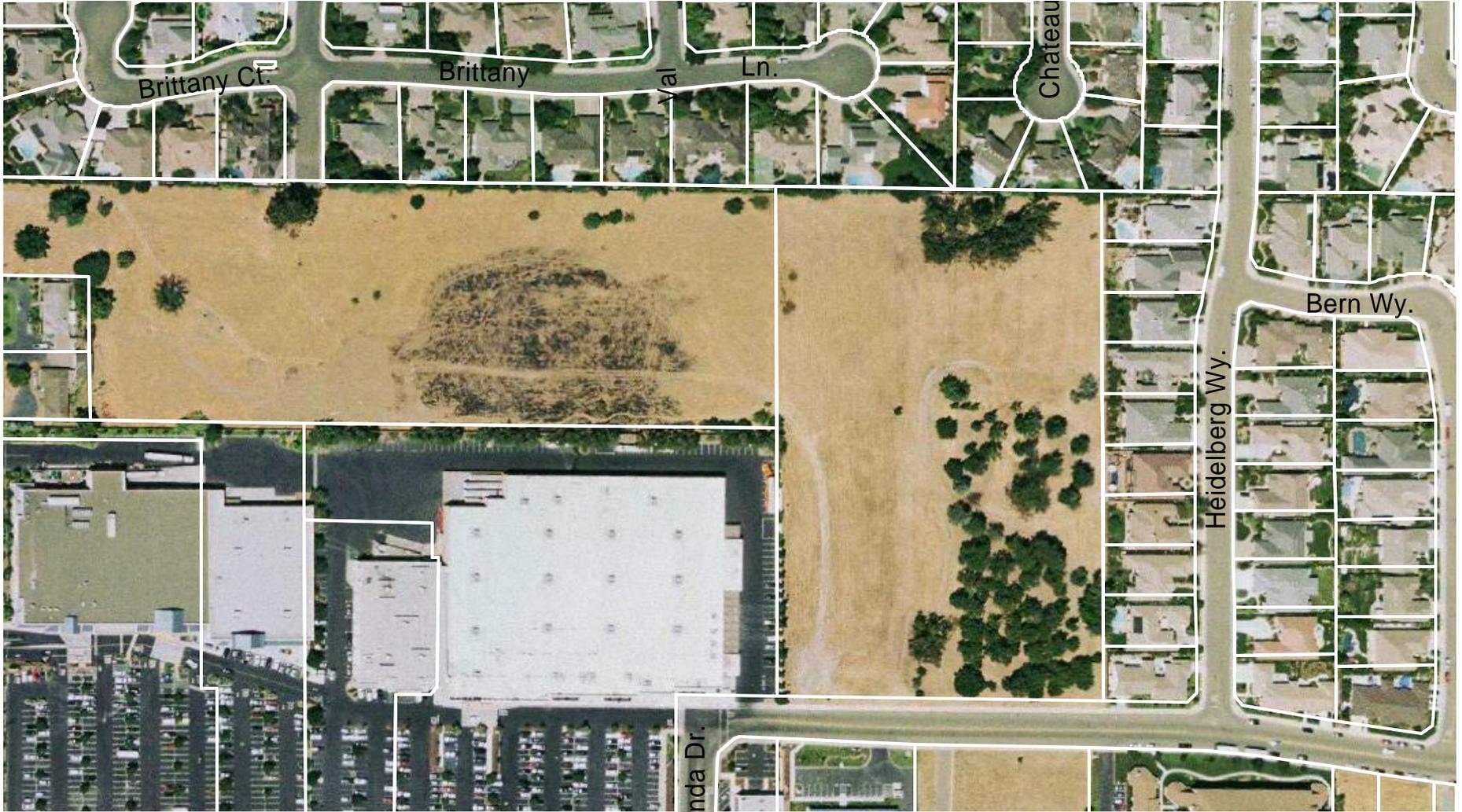
Roget Park – General Options

- Option No. 1: Develop the full 8-acre park
- Option No. 2: *Partial park and private development*
- Option No. 3: No park

General Area



Site



Roget Park – General Options

Option No. 2: Partial park and private development

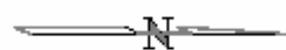
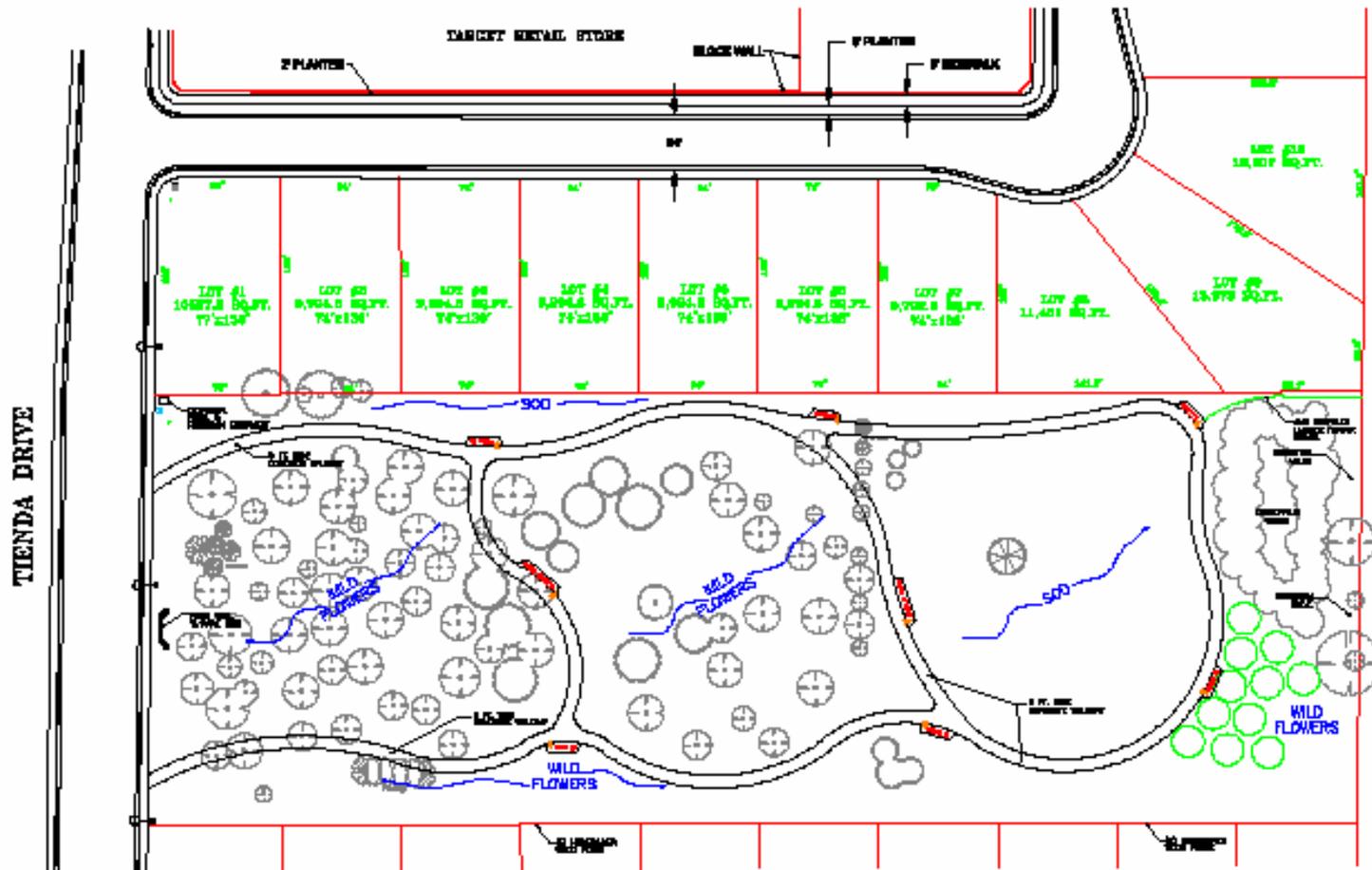
- Parks & Recreation Commission recommendation
- Appears there may be enough value in the land to cover the cost of building the street and park, pay City fees and provide a return on investment.
- Annual maintenance - \$25,000
- Portion could be retained to provide better access and visibility to the park.
- Option could be accomplished in a number of ways:
 - Retain a consultant to design the combined project
 - present the Council with various alternatives
 - sell the “surplus” property; use the proceeds to develop the park.
 - Develop goals for the property
 - issue a Request for Proposals for entire development
 - joint development project through a development agreement



CITY OF LODI

PUBLIC WORKS DEPARTMENT

Roget Park Concept A



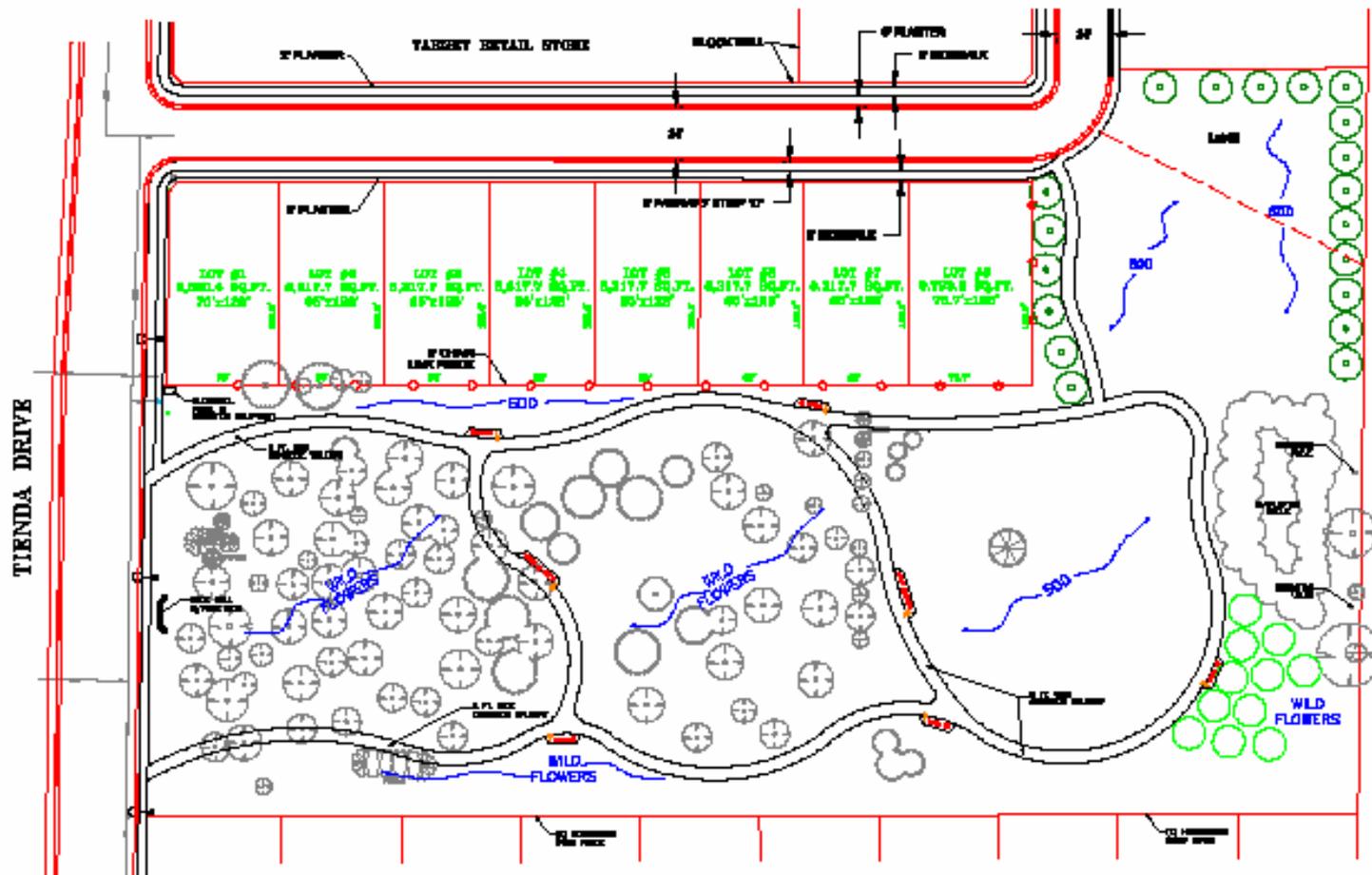
ROGET PARK - Concept "A"
SCALE: 1"=100'



CITY OF LODI

PUBLIC WORKS DEPARTMENT

Roget Park Concept B



ROGET PARK - Concept "B"

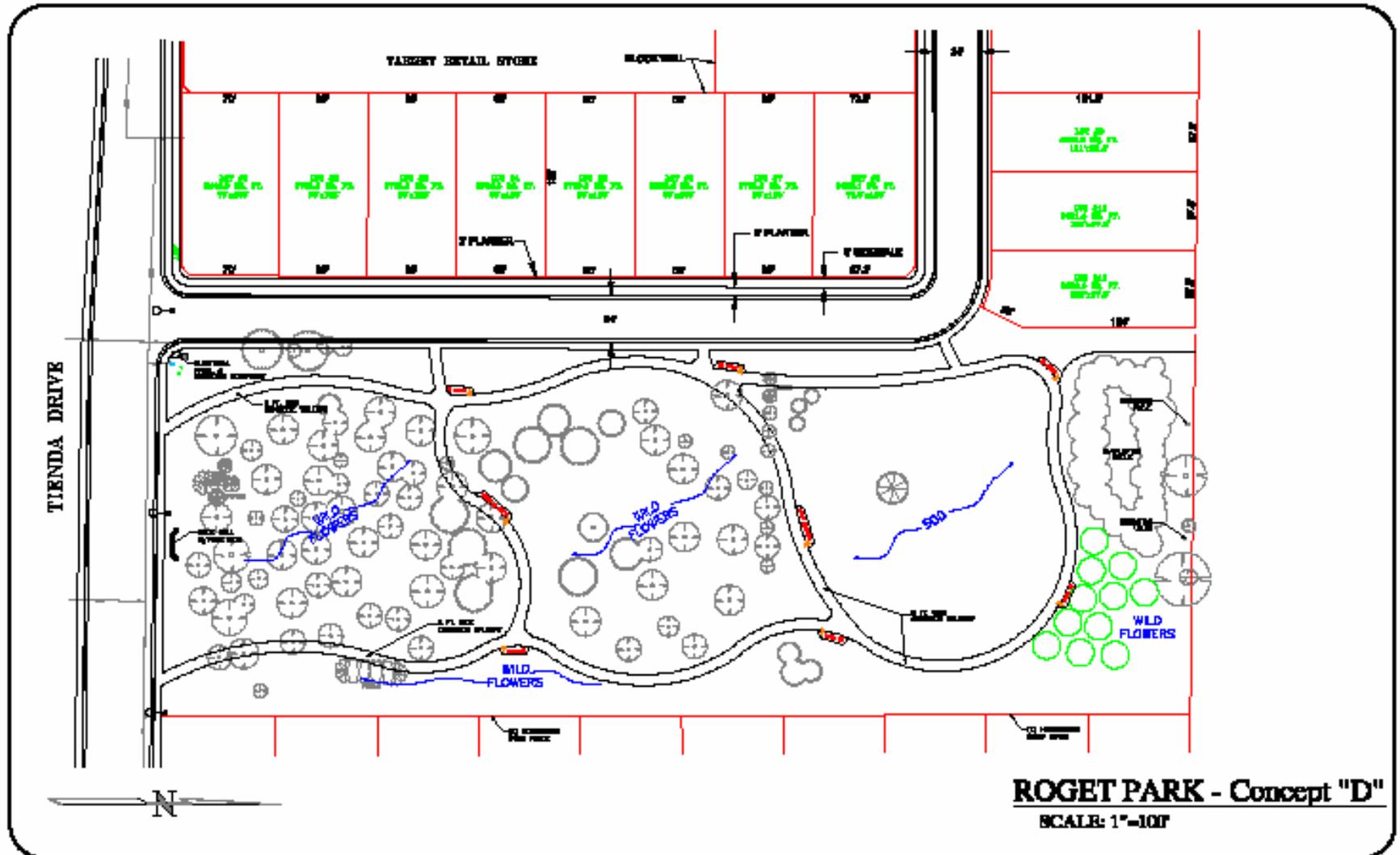
SCALE: 1"=100'



CITY OF LODI

PUBLIC WORKS DEPARTMENT

Roget Park Concept D



Option 2 Goals

Staff recommendations in italics

Option No. 2: Partial park and private development

- Land Use
 - Residential?
 - Restrict to senior housing?
 - Restrict to “for sale” housing?
 - Affordability considerations/requirements?
 - *Suggest Council select preference*

- Development form
 - *Suggest leaving open for proposals*

- Park form
 - Minimal development or include active features?
 - Have full access to street at west?
 - *At a minimum, northern portion should have street access/visibility*

Option 2 Process

Staff recommendations in italics

Request for Proposal(s) Format/Process

- ❑ *Focus on goals as adopted by Council*
- ❑ *Require park & street improvements by developer*
- ❑ *Include standard property development requirements, fees*
- ❑ *Include new Development Agreement terms*
- ❑ *Legal review by City Attorney*
- ❑ *Allow multiple proposals/options from single developer*
- ❑ *Presentations on proposals (time/date depending on number received)*
- ❑ *Council decision in late 2007*

GUIDANT

RECEIVED

FEB 26 2007

City Clerk
City of Lodi

2-21-07

K.1

To Lodi City Council,

For Rogel Park area the most realistic course is Concept A, a west side street with lots for nice homes (no apts. or condos), & a simple little park plan to be enjoyed, protected & cared for the City of Lodi & its citizens.

Thank you,
ART J.

Arthur Johns
1215 S Mills Ave.
Lodi, CA 95242



K-1

From: Blair King
Sent: Tuesday, February 20, 2007 3:52 PM
To: Randi Johl
Cc: Richard Prima; Tony Goehring
Subject: FW: Roget Park Phone Call

Additional public comments for Council consideration related to Roget Park

From: Richard Prima
Sent: Tuesday, February 20, 2007 1:40 PM
To: Blair King; Randy Hatch; Tony Goehring
Subject: FW: Roget Park Phone Call

FYI - This lady owns one of the duplexes on Tienda at Heidelberg and thought a walk-through park would be great, but thought restrooms would be a bad idea given the adjacent continuation school. She thought the excess property could be some type of commercial - office or mini-storage.

Richard

-----Original Message-----

From: Pamela Farris
Sent: Tuesday, February 20, 2007 10:08 AM
To: Richard Prima
Subject: Roget Park Phone Call

Mrs. Armstrong called about the Roget Park council item & would like you to call her at 474-6661.

Pam Farris

Administrative Secretary
Public Works Administration
City of Lodi
(209) 333-6800 x2656
pfarris@lodi.gov

K.1

From: Randi Johl
Sent: Wednesday, February 21, 2007 10:41 AM
To: 'Victor Schuh'
Cc: Blair King; Steve Schwabauer; Tony Goehring
Subject: RE: Roget Park

Thank you for your email Mr. Schuh. It was received by the City Council and forwarded to the appropriate department(s) for information, response and/or handling.

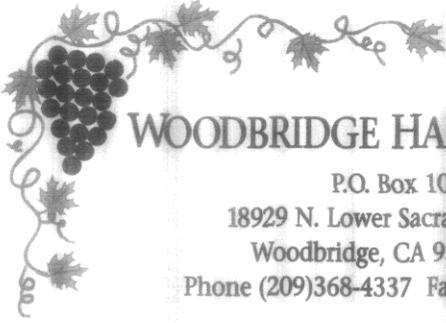
Randi Johl, City Clerk

From: Victor Schuh [mailto:vschuh@lansas.com]
Sent: Wednesday, February 21, 2007 10:30 AM
To: Randi Johl; Susan Hitchcock; Bob Johnson; JoAnne Mounce; Phil Katzakian; Larry Hansen
Subject: Roget Park

Dear city council

I am emailing you today in regards to a topic on the regular calendar for tonight's meeting future development of Roget Park. I live at 11231 Heidelberg way that backs up to Roget Park. When I purchased the lot to build my home I paid a premium price because of the park behind me. I received last week some of the proposed ideas as to what to do with this property. I would be very disappointed to see again a donation not taken advantage of and have this property returned back to the Roget family. My concern is that this land would be developed into residential lot are even worse commercial lots and bring down the value on my property especially after paying additionally for it. I would love to see the entire park developed as per the original plan, how ever I understand the cost in doing this is high. The added on portion of the park between the park and Target was a pleasant surprise when the city purchased it to add onto the park. How ever was not part of the original park when I purchased my lot so if only developing the donated property is what the council decides to do so be it. Of the proposed plans to develop the land west of the park I would be most in fever of one of the plans having residential lot that back up to the park with the street next to Target. I hope to be at tonight's meeting thank you for considering my concerns.

Sincerely, Victor Schuh



WOODBIDGE HARDWOOD CO.

P.O. Box 1063
18929 N. Lower Sacramento Road
Woodbridge, CA 95258-1063
Phone (209)368-4337 Fax (209)368-0347

To: City Council
City of Lodi
P.O. Box 3006
Lodi, Ca. 95241-1910

From: Gary Rosene
2336 Brittany Ln.
Lodi, Ca. 95242

Dear Council Members,

Your decision concerning the Roget Park has a significant effect on my property and household. I strongly recommend that you approve option #1, the previously approved plan. Developing the park in stages is an obvious solution to financial delays.

Any significant changes to the originally approved plan would be inefficient and unfair to all parties that have been concerned over the many years.

Sincerely,

Gary A. Rosene

